

BELLA PIAZZA
PROFESSIONAL BUILDING

24200 VIA MAZZINI WAY



New Construction



Walkable District

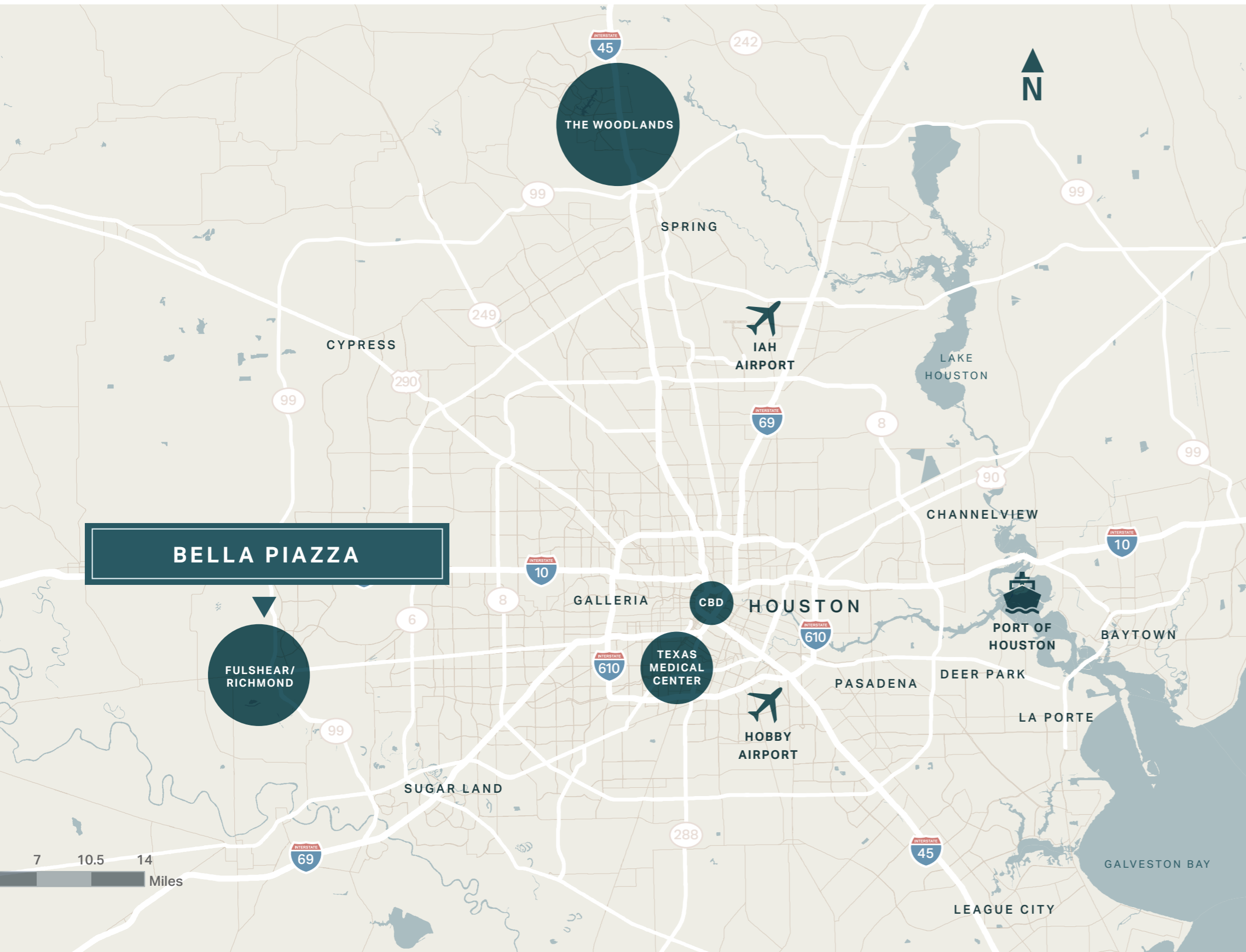
4 story, 80,000 square feet class A medical and professional office building in the heart of the Bella Piazza mixed use development.



Class A Medical Space



Lake Front View



Premier Destination

Strategically located at the southwest corner of Westpark Tollway and Katy Gaston, Bella Piazza is set to become a premier lifestyle center in the rapidly growing Fulshear/Richmond area.

234,014
Total Population

258,661
Projected
Population Growth

\$174K
Average HH Income

34.8
Median Age

A Growing Piazza

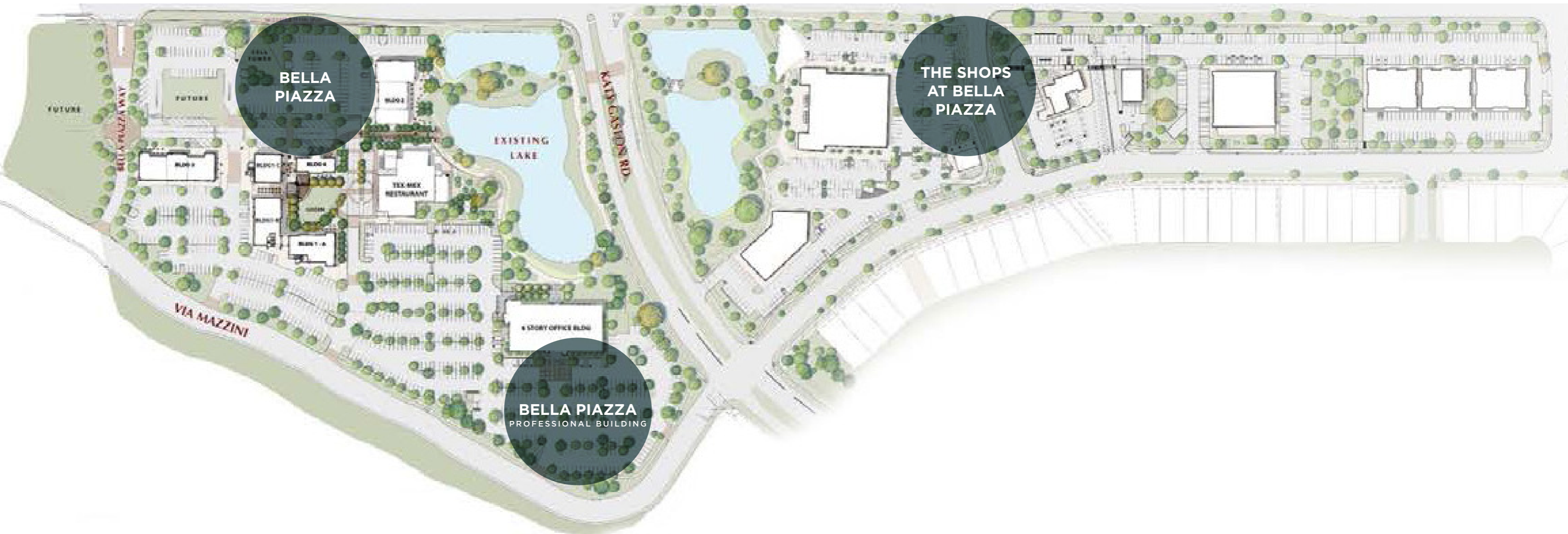
What's Here and What's Coming

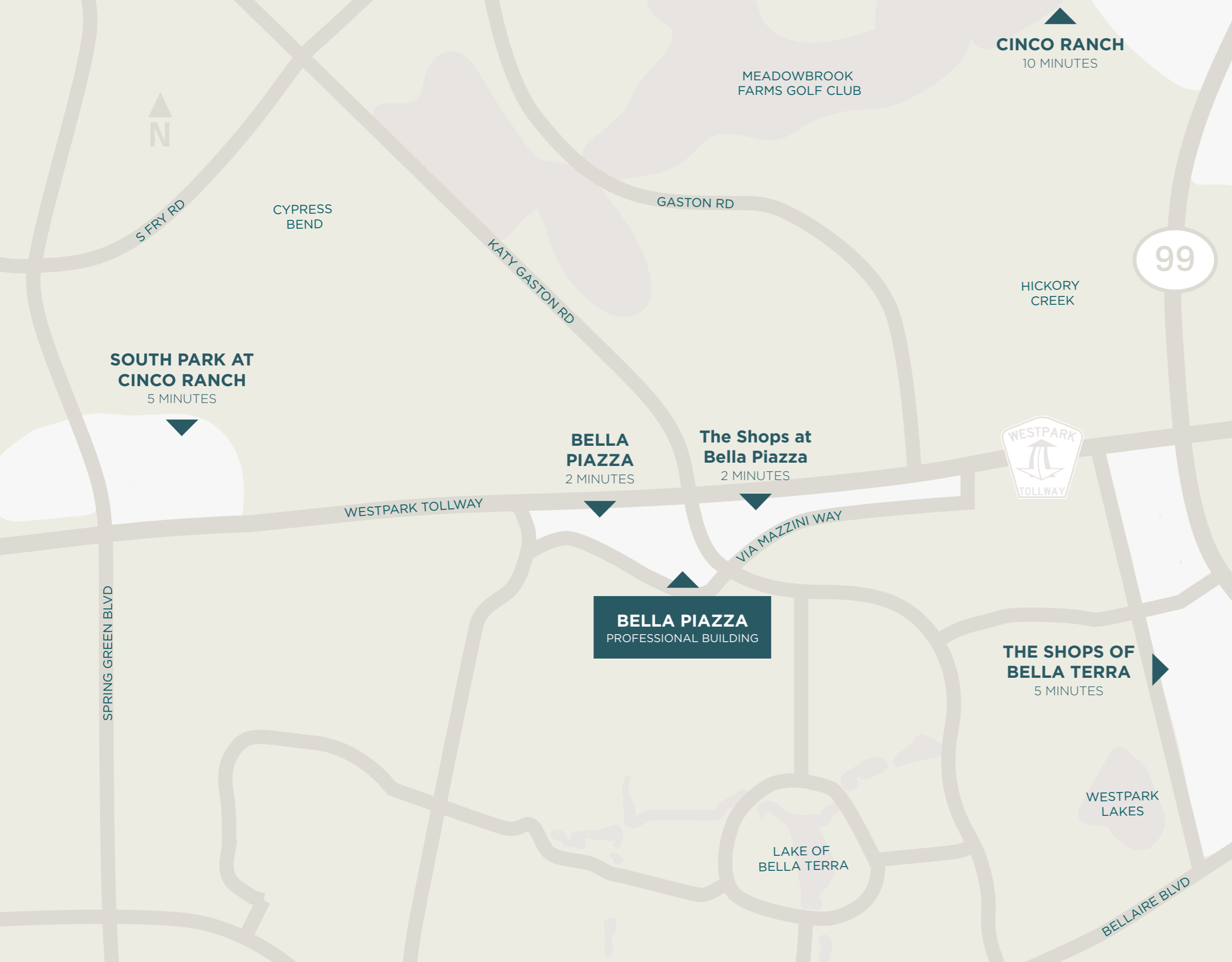
Bella Piazza

A new development with ± 54,000 square feet of shops, eateries, and green space.

The Shops At Bella Piazza

- Fat Tuesday Richmond
- Minuti Coffee
- Miss V Vietnamese Cuisine
- Pane E Vino
- Clean Juice
- Meesobella Bakery
- The Brass Tap





An Evolving Community

Healthcare Study Within 5 Miles

234,014

Total Population

82%

People Saw a Doctor in 2022

72.8%

Private Health Insurance Only

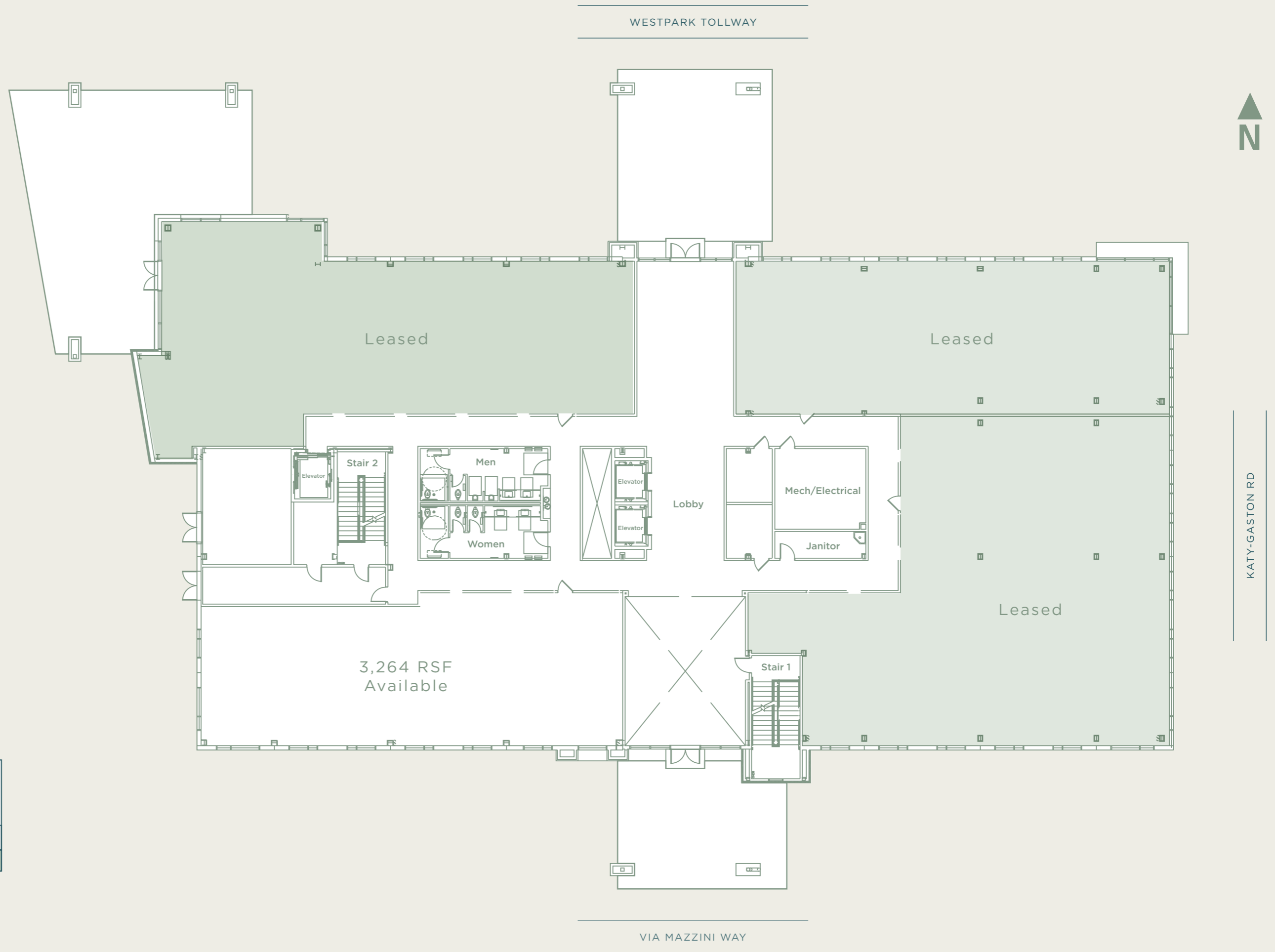
\$11K

Health Care is Spent on Average

Level 1

Floor Plan

20,063 Total RSF



KATY-GASTON RD

WESTPARK TOLLWAY

VIA MAZZINI WAY

Leased

Leased

Leased

3,264 RSF Available

Stair 2

Elevator

Men

Women

Lobby

Elevator

Elevator

Mech/Electrical

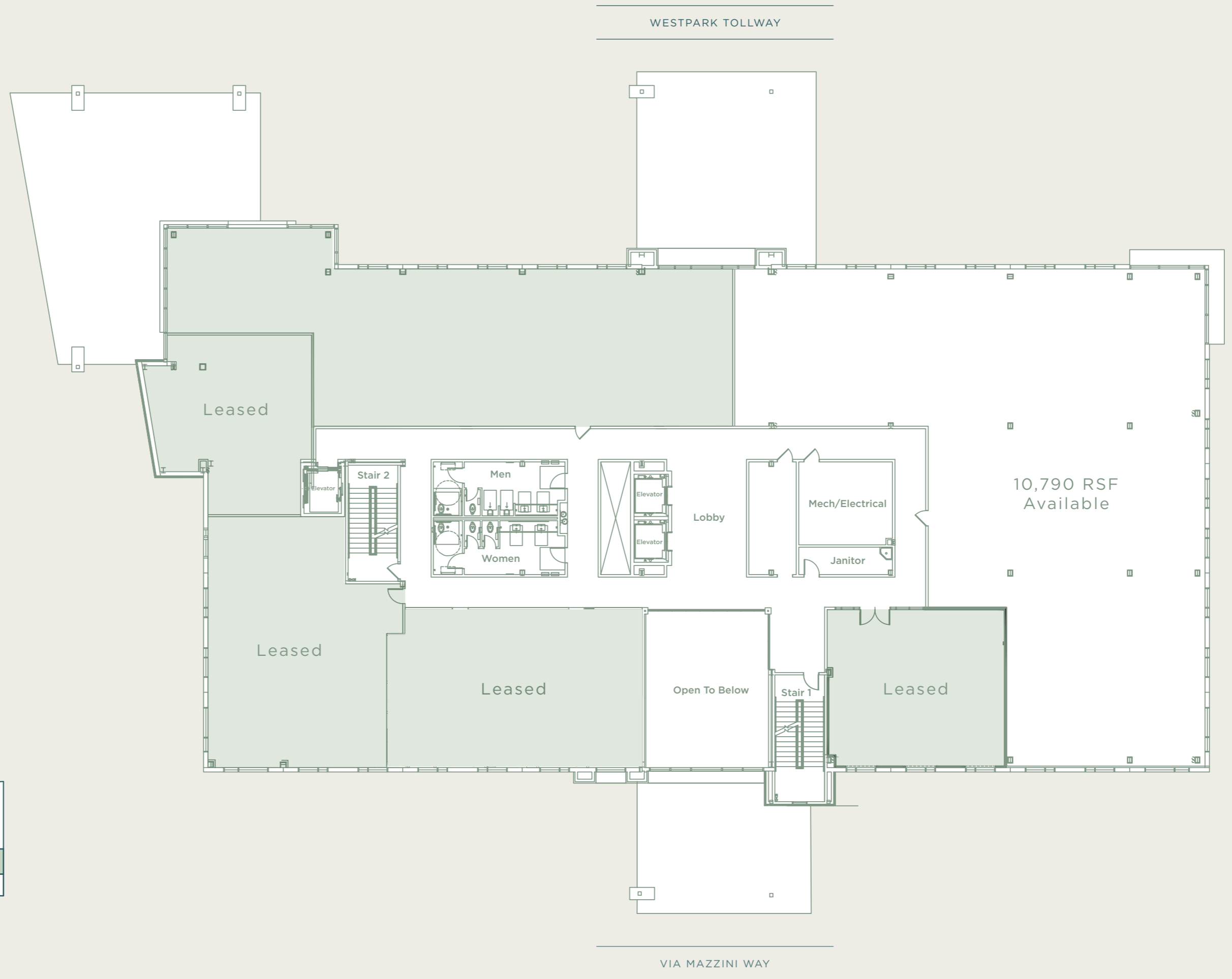
Janitor

Stair 1

Level 2

Floor Plan

20,063 Total RSF



KATY-GASTON RD

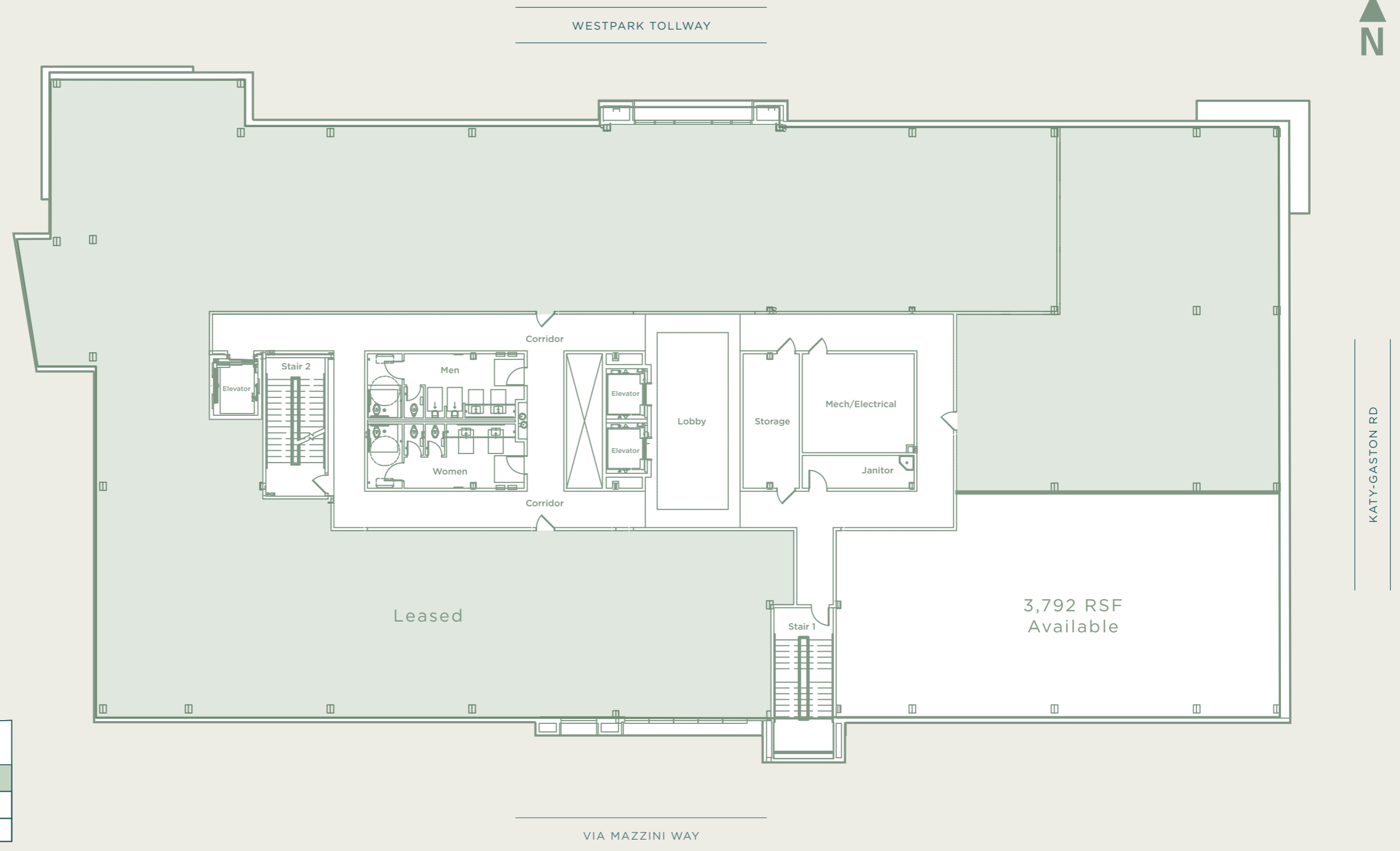
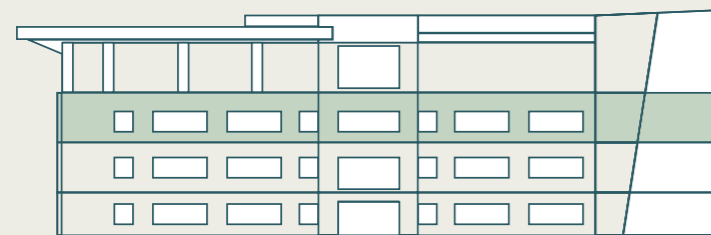
WESTPARK TOLLWAY

VIA MAZZINI WAY

Level 3

Floor Plan

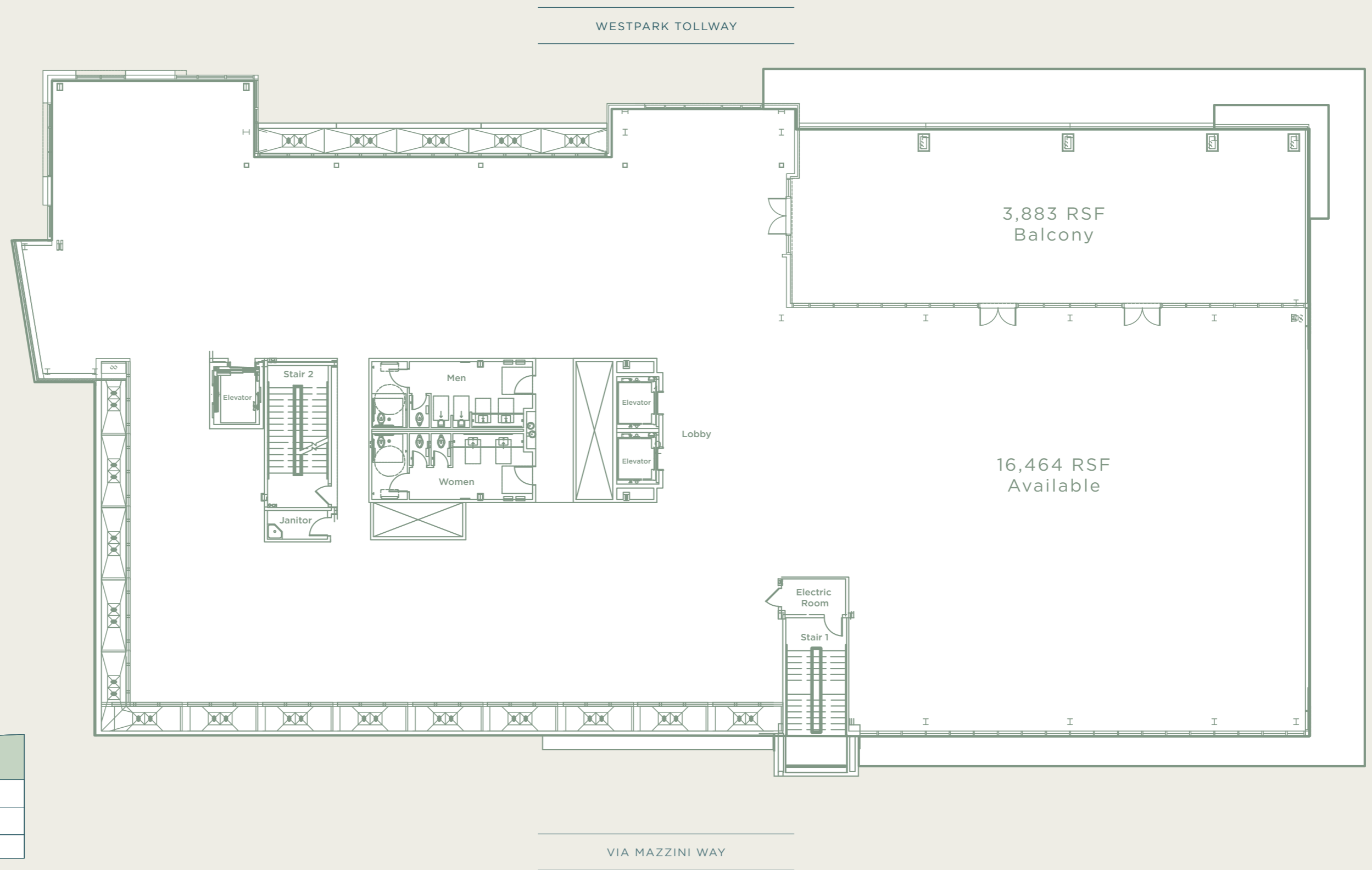
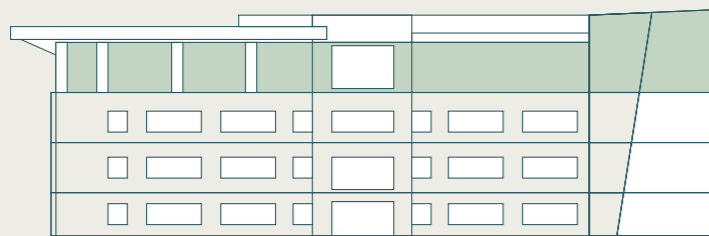
20,063 Total RSF



Level 4

Floor Plan

20,347 Total RSF



KATY-GASTON RD

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LEASING INFORMATION

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